

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 12-G-05-RZ                      **Related File Number:** 12-C-05-SP  
**Application Filed:** 11/4/2005              **Date of Revision:**  
**Applicant:** MARY ANN DOWLING  
**Owner:**

### PROPERTY INFORMATION

**General Location:** East end McBee Ln., east of Mascot Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 53 002    **Jurisdiction:** County  
**Size of Tract:** 47.59 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family dwelling    **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:** Light Industrial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 1231 McBee Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I (Industrial) and F (Floodway)  
**Former Zoning:**  
**Requested Zoning:** A (Agricultural) and F (Floodway)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE A (Agricultural) and F (Floodway) zoning.

Staff Recomm. (Full): A/F zoning is consistent with surrounding land uses and more appropriate for the current and proposed use of the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This flat, vacant site has frontage on the Holston River and is appropriate for rural residential development.
2. The applicant proposes to construct a house on the property, which requires Agricultural zoning. The current Industrial zoning does not allow residential uses.
3. The proposal is compatible with the surrounding land uses and zoning pattern.

THE EFFECTS OF THE PROPOSAL
1. Public water utilities are available serve the site. Sewer is not currently available to the site.
2. The recommended Agricultural zoning allows residential uses with a minimum lot size of 1 acre, as well as agricultural/farming uses.
3. The applicant is proposing to develop one single family dwelling on the site. Subdivision of this site into additional residential lots may require improvements to McBee Ln.
4. The proposal is compatible with the surrounding zoning and there will be no impact on adjacent properties. The subject property is surrounded by I (Industrial) zoning, which could be developed with uses that would have a negative impact on the proposed residential use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. With the recommended amendment to agricultural / rural residential, the rezoning request is consistent with the Northeast County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests in the future on other Industrial zoned properties in this area.

MPC Action: Approved MPC Meeting Date: 12/8/2005

Details of MPC action:

Summary of MPC action: APPROVE A (Agricultural) and F (Floodway)

Date of MPC Approval: 12/8/2005 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [ ] Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action: 1/23/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**